123.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	971,200 / 971,200
					USE VALUE:	971,200 / 971,200
					ASSESSED:	971,200 / 971,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		GOULD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DALEY THOMAS J SR & MIRIAM A	
Owner 2:	TRS/THOMAS J DALEY SR REVOCABL	
Owner 3:	MIRIAM A DALEY REVOCABLE TRUST	
Street 1:	7 GOULD RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	DALEY THOMAS -
Owner 2:	-
Street 1:	7 GOULD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Clapboard Exterior and 2164 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6473.000	413,300	5,100	552,800	971,200
Total Card	0.149	413,300	5,100	552,800	971,200
Total Parcel	0.149	413,300	5,100	552,800	971,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.80 | /Parcel: 448.80

Legal Description

User Acct 79550

GIS Ref

GIS Ref

Insp Date 11/18/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 123.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	413,300	5100	6,473.	552,800	971,200		Year end	12/23/2021
2021	101	FV	401,100	5100	6,473.	552,800	959,000		Year End Roll	12/10/2020
2020	101	FV	401,200	5100	6,473.	552,800	959,100	959,100	Year End Roll	12/18/2019
2019	101	FV	304,500	5100	6,473.	583,500	893,100	893,100	Year End Roll	1/3/2019
2018	101	FV	304,500	5100	6,473.	429,900	739,500	739,500	Year End Roll	12/20/2017
2017	101	FV	304,500	5100	6,473.	411,500	721,100	721,100	Year End Roll	1/3/2017
2016	101	FV	304,500	5100	6,473.	380,800	690,400	690,400	Year End	1/4/2016
2015	101	FV	297,400	5100	6,473.	319,400	621,900	621,900	Year End Roll	12/11/2014

!9600!

PRINT

Date	Time
12/30/21	09:19:24

LAST REV

Date	Time
12/01/20	09:56:11
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9600

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DALEY THOMAS,	66056-289		9/10/2015	Convenience	1	No	No		
DALEY MIRIAM	31704-409		8/11/2000	Family	1	No	No	4	
DALEY THOMAS J	31704-407		8/11/2000	Family	1	No	No	4	
	10848-50		6/17/1965			No	No		N

USER DEFINED

Prior Id # 1:	79550
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/1993	290		35,000					ADD 20X28

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	MEAS&NOTICE	KB	Kevin B
12/29/2008	Meas/Inspect	294	PATRIOT
11/3/2000	Hearing Chag	189	PATRIOT
11/1/1999	Meas/Inspect	264	PATRIOT
8/22/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6473		Sq. Ft.	Site		0	90.	0.95	10									552,772						552,800	

Total AC/HA:	0.14860	Total SF/SM:	6473	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	552,772	Spl Credit		Total:	552,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13521254
Const Adj.:	0.99386066
Adj $ / SQ:	146.672
Other Features:	94070
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507688
Depreciation:	94430
Depreciated Total:	413258

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

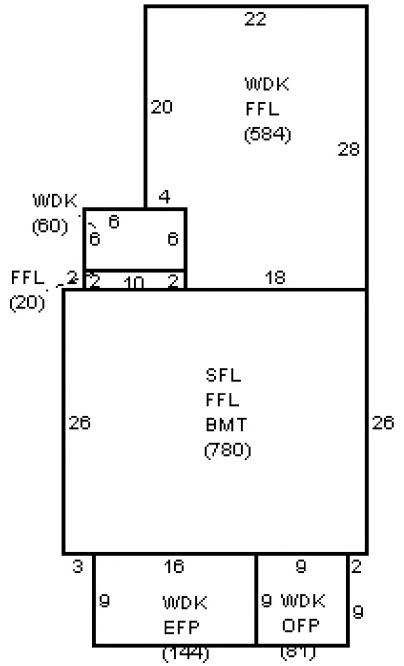
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	161.34
Special Features:	0	Val/Su Net:	102.35
Final Total:	413300	Val/Su SzAd	190.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,384	146.670	202,994
WDK	Deck	869	7.110	6,176
BMT	Basement	780	44.000	34,321
SFL	Second Floor	780	146.670	114,404
EFP	Enclos Porch	144	45.850	6,602
OFP	Open Porch	81	36.640	2,968

Net Sketched Area:	4,038	Total:	367,465
Size Ad	2164	Gross Area	4038	FinArea	2164
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

123.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc